



# Grove.

FIND YOUR HOME

8 Market Way, DY9 9LT

Price £325,000



## 8 Market Way

Market Way is a well-presented terraced house offers an ideal opportunity for first-time buyers, investors, or growing families. Located in a popular setting, the property allows for easy access to the amenities of Hagley and the schools. This home boasts three generously sized double bedrooms, providing ample space for comfortable living.

Upon entering, you will find inviting open plan living that creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed to maximise space and functionality, making it a delightful place to call home.

The property features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is the spacious garden, which offers a wonderful outdoor space for entertaining family and friends or simply enjoying the fresh air.

Additionally, the location provides easy access to the beautiful local countryside, allowing for leisurely walks and outdoor activities right on your doorstep. This combination of comfort, space, and location makes this property a truly appealing choice.

Whether you are looking to settle down or invest, this terraced house in Hagley is a fantastic opportunity not to be missed.













### Approach

via driveway with block paved border, front door giving access to:

### Porch

tiling to floor, double glazed window to front, door opening into:

Lounge/Dining 25'7" max 14'9" min x 10'9" max 7'6" min (7.8 max 4.5 min x 3.3 max 2.3 min)

Double glazed French doors and window to rear, two central heating radiators, wood effect flooring, access to under stairs cupboard, door to downstairs w.c and opening into:

Kitchen/Breakfast 23'11" x 7'6" (7.3 x 2.3)

Double glazed French doors and window to rear, two tall central heating radiators, tiling to floor, variety of fitted wall and base units with worksurface over and breakfast bar, integrated dishwasher, fridge/freezer, electric over and grill, five ring gas hob with extractor fan over, one and half bowl sink with drainage and tiling to splash back. Opening into:

Utility 7'2" x 6'6" (2.2 x 2)

Double glazed window to front, tiling to floor, fitted wall and base units with work surface over, space/plumbing for white goods, housing boiler.

### W.C

Double glazed obscured window to front, tiling to floor, chrome heated towel rail, low level w.c and vanity sink unit.

### First Floor Landing

Access to loft and doors radiating to:

Bedroom One 12'1" x 10'9" (3.7 x 3.3)

Double glazed window to rear, central heating radiator with fitted cover, panelling to feature wall, ample fitted wardrobes.

Bedroom Two 13'5" max x 9'2" max (4.1 max x 2.8 max)

Double glazed window to front, central heating radiator, door leading to fitted wardrobe.

Bedroom Three 12'1" x 7'6" (3.7 x 2.3)

Double glazed window, central heating radiator, double doors leading to fitted wardrobe.

### Bathroom

Double glazed obscured window to front, tiling to floor and half wall, chrome heated towel rail, vanity sink unit, low level w.c, fitted corner shower with drench head and separate fitted bath.









Garden  
large patio area with sleeper planter and steps  
leading up to decking with lawn area beyond.

Council Tax  
Tax band is D.

Tenure - Freehold  
References to the tenure of a property are based  
on information supplied by the seller. We are  
advised that the property is freehold. A buyer is  
advised to obtain verification from their solicitor.

Money Laundering Regulations  
In order to comply with Money Laundering  
Regulations, from June 2017, all prospective  
purchasers are required to provide the following -  
1. Satisfactory photographic identification. 2. Proof  
of address/residency. 3. Verification of the source  
of purchase funds. In the absence of being able to  
provide appropriate physical copies of the above,  
Grove Properties Group reserves the right to  
obtain electronic verification.

Referral Fee's  
We can confirm that if we are sourcing a quotation  
or quotations on your behalf relevant to the costs  
that you are likely to incur for the professional  
handling of the conveyancing process. You should  
be aware that we could receive a maximum referral  
fee of approximately £175 should you decide to  
proceed with the engagement of the solicitor in  
question. We are informed that solicitors are happy  
to pay this referral fee to ourselves as your agent as  
it significantly reduces the marketing costs that  
they have to allocate to sourcing new business.  
The referral fee is NOT added to the conveyancing  
charges that would ordinarily be quoted.

We can also confirm that if we have provided your  
details to Infinity Financial Advice who we are  
confident are well placed to provide you with the  
very best possible advice relevant to your  
borrowing requirements. You should be aware  
that we receive a referral fee from Infinity for  
recommending their services. The charges that  
you will incur with them and all the products that  
they introduce to you will in no way be affected by  
this referral fee. On average the referral fees that  
we have received recently are £218 per case.

The same also applies if we have introduced you to  
the services of our panel of surveyors who we are  
confident will provide you with a first class service  
relevant to your property needs. We will again  
receive a referral fee equivalent to 10% of the fee  
that you pay capped at £200.00 This referral fee  
does not impact the actual fee that you would pay  
had you approached any of the panel of surveyors  
directly as it is paid to us as an intermediary on the  
basis that we save them significant marketing  
expenditure in so doing. If you have any queries  
regarding the above, please feel free to contact us.





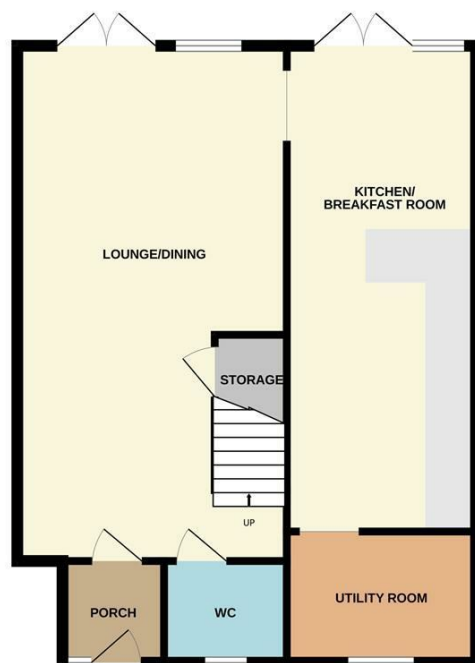




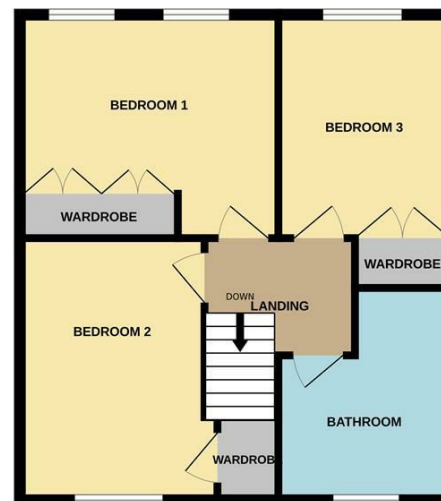




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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